

IN RE: PETITION FOR VARIANCE
E/S Stevenson Lane, and NE/Corner
McKim Avenue and Haddon Avenue
(25 Stevenson Lane)
9th Election District
4th Councilmanic District

Woodbrook Baptist Church
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-378-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Woodbrook Baptist Church, by Steve Meadow, Chairman of Trustees, through their attorney, C. Laurence Jenkins, Jr., Esquire. The Petitioners seek relief from Section 450.4.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one (1) freestanding, double-faced, illuminated identification sign of 48.5 sq.ft., which exceeds the maximum allowed 25 sq.ft., and from Section 450.4.3 of the B.C.Z.R. to permit two (2) freestanding, double-faced, non-illuminated directional signs of 13.6 sq.ft. each, which exceed the maximum allowed 8 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John Roberts, Pastor of the Woodbrook Baptist Church, Owner of the subject property, Kevin L. Meiser, the sign consultant hired by the Church, and C. Laurence Jenkins, Jr., Esquire, attorney for the Petitioner. Jeff Wible appeared in opposition to the request on behalf of the Rogers Forge Community, Inc.

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.441 acres, more or less, zoned D.R.3.5 and is the site of the Woodbrook Baptist Church and

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Date

By

Woodbrook Early Education Center which have existed at this location since 1969. Testimony indicated that the Church has undergone numerous improvements over the past several years, including the construction of a new sanctuary. Pastor Roberts testified regarding the various improvements that have been made to the Church over the years and noted that the membership has spent nearly \$3.5 million to upgrade the property. The final phase of these improvements involves the sign package proposed herein.

Testimony indicated that the Church currently has three (3) freestanding identification signs located along Stevenson Lane. The Petitioner is desirous of removing these three signs and replacing them with one (1) larger sign at the entrance to the church complex, in accordance with the detailed sign drawing submitted into evidence as Petitioner's Exhibit 2. Mr. Kevin Meiser, a consultant hired by the Church to develop the new signs, described the new sign in detail. Mr. Meiser testified that the new sign will be a ground-mounted sign, approximately 5' tall by 10'9" wide, with low growing shrubs and plants around its base. The sign will prominently display the name of the Woodbrook Baptist Church at 25 Stevenson Lane, the Woodbrook Early Education Center, which is a pre-school located on site, as well as hours of worship for church services..

In addition to the one identification sign described above, the Petitioner also proposes to erect two interior directional signs which will assist in directing motorists to the education center, as well as parking areas on site. These directional signs are interior to the property and will not be visible from Stevenson Lane. However, at issue to the community in this case is the proposed identification sign.

As noted above, Mr. Jeff Wible, a member of the Rodgers Forge Community association, appeared in opposition to the request. Mr. Wible testified that he and his neighbors are opposed to the sign package proposed by the Petitioner. No details were given as to why these residents

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Date

By

are opposed to the sign, but for the fact that the proposed sign does not comply with the recently enacted sign regulations. At the hearing, discussions ensued concerning the sign package being proposed by St. Joseph's Hospital in another zoning case and the community's opposition to that particular variance request. Testimony indicated that these residents are concerned that the granting of the variances requested by the Woodbrook Baptist Church will somehow set a precedent and allow the granting of the sign package proposed by St. Joseph's Hospital.

After considering the testimony and evidence offered in the instant case, I am persuaded to grant the variance relief requested. I find that the Church's efforts to eliminate three freestanding signs along Stevenson Lane and replacing them with one identification sign are a benefit to the community and will reduce sign clutter along Stevenson Lane. While the size of the sign exceeds that permitted by the B.C.Z.R., its size is dictated somewhat by the amount of information to be contained on the sign face. The lettering for the Woodbrook Baptist Church should be of sufficient size to be legible at a distance to passing motorists. In addition, given the existence of the early education center on the property, it is necessary to place that information on the sign. Furthermore, as a consequence of the sign being ground-mounted which requires that landscaping be provided around its base, the lettering and the sign itself must extend above the landscaping in order to be visible. All of these factors contribute to the size of this particular sign, which I find has been tastefully designed and will be located appropriately on the property. The other two signs are directional and will be located within the interior of the site. Thus, I find no compelling reason to deny the request for same.

It should also be noted that the Office of Planning submitted favorable Zoning Advisory Committee comments, dated April 29, 1999, in which they recommended approval of the variance requests. Within those comments, the Office of Planning suggested that the Petitioner be

required to provide a landscaping treatment around the base of the two internal directional signs, and that the ground-mounted identification sign be illuminated via up-lighting as opposed to internal illumination. I find that these recommendations are appropriate in this instance and shall be incorporated as a condition of approval.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

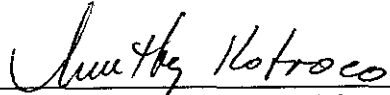
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

ORDER RECEIVED FOR FILING
Date 6/15/99
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore county this 15th day of June, 1999 that the Petition for Variance seeking relief from Section 450.4.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one (1) freestanding, double-faced, illuminated identification sign of 48.5 sq.ft. in lieu of the maximum allowed 25 sq.ft., and from Section 450.4.3 of the B.C.Z.R. to permit two (2) freestanding, double-faced, non-illuminated directional signs of 13.6 sq.ft. each, in lieu of the maximum allowed 8 sq.ft. for each, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall provide appropriate landscaping around the base of the identification sign, as well as the two directional signs located in the interior of the property.
- 3) The Petitioner shall be permitted to provide ground-mounted up-lighting as the form of illumination for the large identification sign as opposed to internal illumination.
- 4) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/15/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 15, 1999

C. Laurence Jenkins, Jr., Esquire
211 E. Baltimore Street
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
E/S Stevenson Lane, and NE/Corner McKim and Haddon Avenues
(25 Stevenson Lane)
9th Election District – 4th Councilmanic District
Woodbrook Baptist Church - Petitioner
Case No. 99-378-A

Dear Mr. Jenkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Pastor John Roberts, Woodbrook Baptist Church
25 Stevenson Lane, Baltimore, Md. 21212
Mr. Kevin L. Meiser
3722 College Avenue, Ellicott City, Md. 21043
Mr. Jeff Wible
400 Old Trail Road, Baltimore, Md. 21212
People's Counsel; Case File

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Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 25 Stevenson Lane

which is presently zoned OR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

450.4.2 for one (1) Identification sign (free standing) double faced, illuminated which exceeds 25 square feet. Actual sign to be 48.5 square feet.

4.50.4.3 for two (2) Directional signs (free standing) double faced, non-illuminated which exceed 8 square feet. Actual signs each to be 13.6 square feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached sheet

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

C. Laurence Jenkins, Jr, Esq.

Name - Type or Print

Signature

Company

211 E Baltimore Street (410) 977-5473

Address

Baltimore Md 21202

City

State

Zip Code

Legal Owner(s):

Woodbrook Baptist Church

Name - Type or Print

X Steve Meador

Signature

Steve Meador, Chairman of Trustees

Name - Type or Print

Signature

25 Stevenson Lane (410) 377-2350

Address

Baltimore Md 21212

City

State

Zip Code

Representative to be Contacted:

C. Laurence Jenkins, Jr.

Name

211 E. Baltimore Street (410) 977-5473

Address

Baltimore Md 21202

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 10 minutes

UNAVAILABLE FOR HEARING

Reviewed By JL Date 3/26/99

Case No. 99-378-A

REU 9/15/98

378

REQUEST FOR VARIANCE

The church has recently completed the construction of a new sanctuary at a cost of \$3,500,000. The church wishes to remove the existing old signs and erect three new ones. The first will be an identification sign to tell passers by the name of the church, the time of services and the fact that we have a Weekday Early Education Center at the church. The directional sign is an important way of attracting visitors and potentially new members to the church and to also let them know about the Weekday Early Education Center. To make the identification sign more visible to passers by in cars and to make the sign more aesthetically pleasing, the sign is larger than the 25 square per side allowed. The directional signs help people find parking and various entrances. The signs are much smaller than the directional sign and will probably not be visible from the street but also exceed the 8 square feet allowed. The church believes that to make the signs smaller causes the church practical difficulty and we believe strict compliance would be unnecessarily burdensome. The grant of larger signs will not create any substantial injustice to the adjoining property owners and it is the church's belief that relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured. The signs will cost in excess of \$15,000 and are of quality construction.

C. J. E. H. RECEIVED FOR FILING

Date

By

6/15/99
[Signature]

93082.I

#378

Description

To Accompany Petition for Zoning Variance

4.441 Acre Parcel

Ninth Election District, Baltimore County, Maryland

Beginning for the same at the point situate Northwesterly 10 feet, more or less, from the point formed by the intersection of the centerline of McKim Avenue with the centerline of Haddon Avenue, thence leaving said point of beginning and running, the two following courses and distances, viz: (1) North 03 degrees 53 minutes 02 seconds West 17.62 feet, and thence (2) North 86 degrees 50 minutes 31 seconds East 54.01 feet, thence binding on the easternmost side of Haddon Avenue, the three following courses and distances, viz: (3) Northwesterly by a line curving to the right with a radius of 25.00 feet for a distance of 36.76 feet (the arc of said curve being subtended by a chord bearing North 51 degrees 02 minutes 14 seconds West 33.54 feet and having a beginning tangent bearing of South 86 degrees 50 minutes 31 seconds West and a departing tangent bearing of North 08 degrees 54 minutes 58 seconds West), thence (4) Northwesterly by a line curving to the left with a radius of 180.00 feet for a distance of 89.82 feet (the arc of said curve being subtended by a chord bearing North 23 degrees 12 minutes 43 seconds West 88.89 feet and having a beginning tangent bearing of North 08 degrees 54 minutes 58 seconds West and a departing tangent bearing of North 37 degrees 30 minutes 27 seconds West), and thence (5) North 03 degrees 53 minutes 02 seconds West 33.49 feet, thence binding on the southeast side of Stevenson Lane, the three following courses and distances, viz: (6) Northeasterly by line curving to the left with a radius of 563.09 feet for a distance of 169.76 feet (the arc of said curve being subtended by a chord bearing

DMW

Daft McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

99-378-A

North 28 degrees 16 minutes 42 seconds East 169.12 feet and having a beginning tangent bearing of North 36 degrees 54 minutes 55 seconds East and a departing tangent bearing of North 19 degrees 38 minutes 30 seconds East), thence (7) Northeasterly by a line curving to the right with a radius of 660.00 feet for a distance of 387.04 feet (the arc of said curve being subtended by a chord bearing North 36 degrees 26 minutes 30 seconds East 381.52 feet and having a beginning tangent bearing of North 19 degrees 38 minutes 30 seconds East and a departing tangent bearing of North 53 degrees 14 minutes 30 seconds East), and thence (8) North 53 degrees 14 minutes 30 seconds East 81.44 feet, thence running, the ten following courses and distances, viz: (9) South 61 degrees 46 minutes 06 seconds East 4.63 feet, thence (10) South 10 degrees 46 minutes 46 seconds East 64.38 feet, thence (11) South 41 degrees 21 minutes 56 seconds East 106.64 feet, thence (12) North 85 degrees 56 minutes 24 seconds East 12.57 feet, thence (13) South 41 degrees 21 minutes 56 seconds East 305.64 feet, thence (14) South 83 degrees 40 minutes 04 seconds West 395.75 feet, thence (15) South 05 degrees 07 minutes 19 seconds East 134.71 feet, thence (16) South 86 degrees 45 minutes 51 seconds West 73.00 feet, thence (17) South 03 degrees 10 minutes 39 seconds East 93.80 feet, and thence (18) South 86 degrees 50 minutes 31 seconds West 213.81 feet to the point of beginning, containing 4.441 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

September 23, 1997

Project No. 93082.I (L93082.I)



BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065422

DATE 3/26/99 ACCOUNT R0016150

AMOUNT \$ 250.00

RECEIVED FROM: Wendell A. Baptiste

FOR: C.V. FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/26/1999 3/26/1999 09:57:06

REG 0801 CASHIER CLUM CML DRAWER 1

MISCELLANEOUS CASH RECEIPT

Receipt # 094445

CR NO. 065422

250.00 CHECK
Baltimore County, Maryland

99-378-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-378-A

25 Stevenson Lane

SE/SE Stevenson Lane at intersection with E/S Haddon Hall Road

9th Election District - 4th Councilmanic District

Legal Owner(s): Woodbrook Baptist Church

Variance: to permit one 48.5 square-foot free-standing, double-faced, illuminated identification sign in lieu of the permitted 25 square feet; and to permit two 13.6 square feet free-standing, double-faced, non-illuminated directional signs in lieu of the permitted 8 square feet.

Hearing: Thursday, May 28, 1999 at 9:00 a.m. in Room 106, County Office Bldg., 111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/5/99 April 29

C307987

TOWSON, MD.,

4/29/1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29/1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 99-378-A

Petitioner/Developer: WOODBROOK BAPTIST CHURCH
c/o LAURENCE JENKINS JR.

Date of Hearing/Closing: 5/20/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

25 STEVENSON LANE

The sign(s) were posted on 5/5/99
(Month, Day, Year)

CASE # 99-378-A

Sincerely,

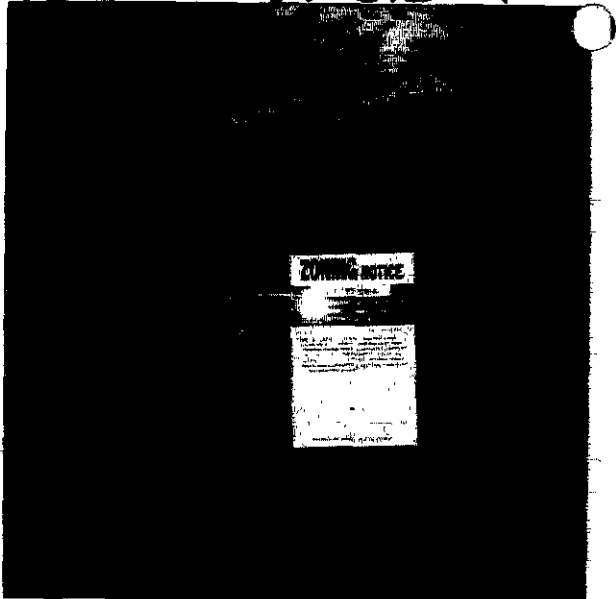
Richard E. Hoffman 5/5/99
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



25 STEVENSON LANE

POSTED 5/5/99

Richard E. Hoffman 5/5/99

RE: PETITION FOR VARIANCE
25 Stevenson Lane, SE/S Stevenson Ln at
intersection with E/S of Haddon Hall Rd,
9th Election District, 4th Councilmanic

Legal Owners: Woodbrook Baptist Church

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-378-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to C. Laurence Jenkins, Jr. Esq., 211 E. Baltimore Street, Baltimore, MD 21202, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 8, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-378-A

25 Stevenson Lane

SE/S Stevenson Lane at intersection with E/S Haddon Hall Road

9th Election District – 4th Councilmanic District

Legal Owner: Woodbrook Baptist Church

Variance to permit one 48.5 square-foot free-standing, double-faced, illuminated identification sign in lieu of the permitted 25 square feet; and to permit two 13.6-square feet free-standing, double-faced, non-illuminated directional signs in lieu of the permitted 8 square feet.

HEARING: Thursday, May 20, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: C. Laurence Jenkins, Jr., Esquire
Woodbrook Baptist Church

- NOTES: (1) **THE PETITIONER/ MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 5, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
April 29, 1999 Issue – Jeffersonian

Please forward billing to:

Woodbrook Baptist Church
Attention: Bob Waddal
25 Stevenson Lane
Baltimore, MD 21212

410-377-2350

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-378-A

25 Stevenson Lane


SE/S Stevenson Lane at intersection with E/S Haddon Hall Road

9th Election District – 4th Councilmanic District

Legal Owner: Woodbrook Baptist Church

Variance to permit one 48.5 square-foot free-standing, double-faced, illuminated identification sign in lieu of the permitted 25 square feet; and to permit two 13.6-square feet free-standing, double-faced, non-illuminated directional signs in lieu of the permitted 8 square feet.

HEARING: Thursday, May 20, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: #378
Petitioner: Woodbrook Baptist Church
Address or Location: 25 Stevenson Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Woodbrook Baptist Church Attention: Bob Waddell
Address: 25 Stevenson Lane
Baltimore, Md 21212
Telephone Number: 410-377-2350

Revised 2/20/98 - SCJ

99-378-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-378-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT 2 DIRECTIONAL SIGNS EACH WITH A
13.6 ~~6~~ SQ. FT. FACE IN LIEU OF THE ALLOWED 6 SQ. FT. ^{FACE} AND TO PERMIT
AN IDENTIFICATION SIGN WITH A 48.5 SQ. FT. AREA ^{PER FACE} IN LIEU OF THE
PERMITTED 25 SQ. FT. PER FACE,

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 14, 1999

C. Laurence Jenkins, Jr., Esq.
211 E. Baltimore Street
Baltimore, MD 21202

RE: Case No.: 99-378-A
Petitioner: Woodbrook Baptist
Location: 25 Stevenson Lane

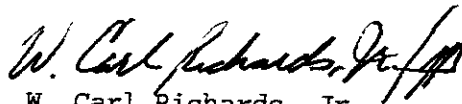
Dear Mr. Jenkins:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Frank
5/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 29, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Woodbrook Baptist Church
25 Stevenson Lane

INFORMATION:

Item Number: 378
Petitioner: Woodbrook Baptist Church
Property Size: 4.5 acres
Zoning: DR 3.5
Requested Action: Variance
Hearing Date: May 3, 1999

SUMMARY OF RECOMMENDATIONS:

Request

The Variance being requested in this case is from the following: a) Section 450.4.6 for one (1) freestanding, double faced, illuminated identification sign which exceeds the permitted 25 square feet, and 2) Section 450.4.3 for two (2) freestanding, double faced, non-illuminated, directional signs which exceed the permitted eight (8) square feet.

The subject property is a 4.5 acre site, improved by the Woodbrook Baptist Church complex, including the original church, a new sanctuary addition completed in 1997, church offices, the Woodbrook Early Education Center, and 94 parking spaces. It is located in the Woodbrook Village community which is included within the boundaries of the Towson Community Plan.

The applicant is proposing to install a coordinated signage package. Specifically two directional signs will designate the circulation pattern and provide direction on the church campus to the parking area and the early education center. Each of these signs will be 4 foot

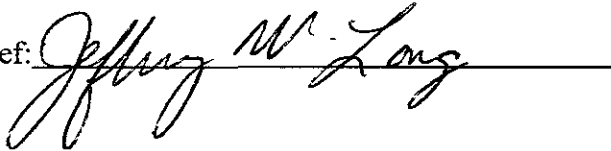
tall, double sided, non-illuminated signs with a total area of 13.6 square feet. They are located close to the main church building and sanctuary in strategic locations, both at least 100 feet from the street edge of Stevenson Lane. Also proposed is an identification sign to be installed at the main entrance near Stevenson Lane and will replace the existing eight (8) foot tall wooden sign that currently occupies the site now. The new sign will be 4'8" tall, have an area of 48.5 square feet, and will be illuminated. The design, materials and lettering of all of the signs will be consistent.

Summary of Recommendations

If approved, the following recommendations should be incorporated:

1. Include a landscape treatment of appropriate plant material around the base of the two directional signs and the identification sign.
2. Reexamine the design (particularly the width) of the identification sign in an effort to decrease its total area, thus decreasing the amount of variance being requested. The current elevation seems to indicate substantial blank space on the sign face that could be eliminated.
3. Provide ground mounted up-lighting as the form of illumination for the identification sign as opposed to internal illumination.

Section Chief:
AFK:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

367, 368, 369, 371, 372, 373, 374, 376, 377, 378, AND 379.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 12, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 12, 1999
Item Nos. 368, 372, 373, 374, 377,
and 378

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: April/13/99

FROM: R. Bruce Seeley, Project Manager *RBS/99*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/5/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 368

370

371

373

374

375

378

99-342-A

99-345-A



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4. 2. 99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 378 JLL

Dear. Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



WOODBROOK BAPTIST CHURCH

Formerly Eutaw Place Baptist Church
25 Stevenson Lane, Baltimore, MD 21212-1296

JOHN E. ROBERTS, Pastor
GREG A. COCHRAN, Minister of Christian Education
LINDA SUE RITZ, Director, Weekday Early Ed Center

Phone: 410-377-2350
FAX: 410-377-2351
WEE Phone: 410-377-8918

May 10, 1999

Mrs. Jean Duvall
227 Murdock Road
Baltimore, MD 21212

Dear Jean,

Here are the materials you requested concerning our proposed sign. I am happy to lend them to you. If there are any questions, please give me a call. Also, I would be happy to meet with you and any leaders of the Rodgers Forge Community Association as you look over these documents.

A further bit of background - the two smaller signs are to direct visitors to parking lots. These two signs are back from Stevenson Lane and may not even be visible from the road. It may not have been necessary to include them in the Baltimore County hearing but the church wanted to be as cooperative as possible.

We need the proposed sign on Stevenson Lane primarily to assist the large number of community groups who regularly use our church. Those attending these functions need to be able to distinguish us from Brown Memorial (which has Woodbrook in its name) and Rodgers Forge Methodist (which also has a Stevenson Lane address), and to find the off street parking.

Here is a list of groups who have met here within the past year:

Armagh Village Community Association
Stevenson Mews Community Association
the Cloisters Community Association
Woodbrook Village Community Association
Girl Scouts
Cub Scouts
the Missing and Exploited Children's Association
the Ruxton Scribes (a calligraphy group)
the Baltimore Folk Music Society
the Institute of Christian and Jewish Studies adult class
the McKendree School of Religion.

The building is freely offered for use as a community service; none of these groups pay rent - some make a voluntary donation to cover utility costs.

In addition our own programs serve the community. Our English for Students of Others Languages is a weekly group with an enrollment of over 100, many of whom are Rodgers Forge residents. Our WEE School, the Weekday Early Education Program (which you helped so significantly in its early days), and our Summer Daze and Vacation Bible School programs also draw community residents who need to be able to find our church and locate the appropriate parking area. WEE School, by the way, was cited by *Baltimore Magazine* as one of the leading schools in greater Baltimore area and is one of only a handful of schools to have the coveted National Association of Educators of Young Children certification.

I have mentioned only the groups who have recently made use of our building. There have been numerous others in the past, e.g., the Greater Towson Council of Community Associations, a group from Stoneleigh and many others over the years.

As you can see, our church philosophy calls for openness and cooperation to our immediate community and to area wide organizations. We need a visible, but tasteful sign to support this area of ministry by our church.

I hope this further bit of information will be of help as you consider our proposal. Again, please call on me if I can be of help in any way. The Rodgers Forge Community Association and Woodbrook Baptist Church have always been supportive of one another across the years, and our church wants to continue to be a good and cooperative neighbor.

Sincerely yours,

A handwritten signature in cursive script, appearing to be 'John' or similar, written in dark ink.

CITY OF BALTIMORE

KURT L. SCHMOKE, Mayor



DEPARTMENT OF LAW

OTHO M. THOMPSON, City Solicitor
101 City Hall
Baltimore, Maryland 21202

Telefax No. 410-547-0834

TELEFAX COVER SHEET

TO: John Alexander

TELEFAX No.: 410 - 987-2824

NUMBER OF PAGES (Including Cover Sheet) 2

FROM: Larry Jenkins

TELEPHONE 396-3923

COMMENTS: Sign Requirement

SENDERS INITIALS CLJ

DATE: 7/30/99

TIME: 11.25

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BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

The Rodgers Forge Community, Inc.

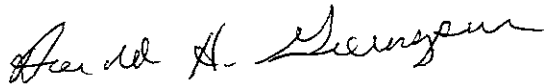
AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

May 13, 1999

To Whom It May Concern:

This to certify that Jeff Wible is authorized to represent and speak for The Rodgers Forge Community, Inc. concerning the variance requested in case # 99-378-A.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold H. Greenspun".

Arnold H. Greenspun, President

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

May 13, 1999

Lawrence Schmidt, Esq.,
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

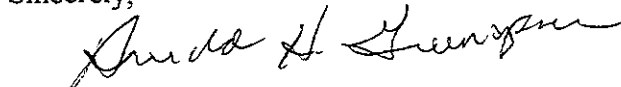
Re: Case Number: 99-378-A

Dear Mr. Commissioner:

The Board of Directors of the Rodgers Community Association, Inc. is opposed to the requested variance of a sign to be erected by the Woodbrook Baptist Church. The granting of this variance would undermine the recently passed sign legislation that was agreed upon after years of study and consideration.

Therefore we request you deny this request for variances in case # 99-378-A.

Sincerely,



Arnold H. Greenspun, President

5/20/99
T.M.K.
9:00AM
ROOM 106

The West Towson Neighborhood Association

P.O. BOX 5580
Towson, MD 21285-5580

April 28, 1999

Lawrence Schmidt, Esq., Zoning Commissioner
County Courts building
401 Bosley Avenue
Towson, MD 21204

APR 29

Dear Mr. Commissioner:

In the matter of case # 99-378-A, the request by the Woodbrook Baptist Church for sign variances. This association is opposed to any deviation from the recently enacted sign legislation. This legislation was agreed upon after years of study and consideration by business, commercial and community groups. There is no justification for the Woodbrook Baptist Church's requested variances. If granted, they will undermine the existing regulations by creating a precedent which other commercial and non profit organizations throughout the County will eagerly follow. Good legislation, when it exists, should be enforced, not weakened by self serving, commercially oriented requests for variances and Special Exceptions which intentionally dilute the original legislative intent.

Please deny the request for variances in case # 99-378-A.

Yours sincerely

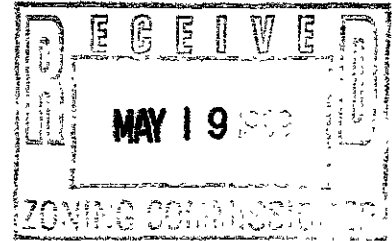
Richard Parsons

Richard Parsons, Vice President

Cc; Hon Wayne Skinner, Councilman, 4th District
Mrs. Susan Gray, President, Greater Towson Council of
Community Associations.
Mrs. Donna Spicer, President, Community Conservation Action
Group

Greater Towson Council of Community Associations, Inc.
334 Ridge Avenue, Towson, Maryland 21286

May 18, 1999



Lawrence Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt,

I am writing to you as President of the Greater Towson Council of Community Associations (GTCCA), in regard to Case Number 99-378-A, Woodbrook Baptist Church, 25 Stevenson Lane.

Woodbrook Baptist Church, in asking for permission to construct signs larger than that allowed by current law, is in clear opposition to the tenets held by the neighboring communities and by GTCCA. Large signs would be inherently destructive to the residential nature of the area, and would also serve to undermine the intent of the sign legislation.

GTCCA's position on this and on all similar matters is to support the community at large in its efforts toward preservation. We also believe that the recently passed Baltimore County sign legislation, which was the result of years of careful study, should be rigorously upheld. Therefore, GTCCA recommends that the request for a variance for both the identification sign and the directional signs be denied.

Thank you for your attention to this matter.

Sincerely,

Susan Hughes Gray
President, Greater Towson Council of Community Associations
410/828-1474

cc: Councilman Wayne Skinner

**6212 Haddon Avenue
Baltimore, Maryland 21212**

May 20, 1999

Honorable Timothy Kotroco
Deputy Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: 25 Stevenson Lane zoning case; request that case be rejected!

Dear Sir:

I intended on attending today's case concerning 25 Stevenson Lane, but was unable to due to the scheduling of the hearing during my working hours. Therefore, I submit these comments.

I live across the street from the church and know of no church member efforts to individually inform neighbors of these plans or any earlier plans to chop down a grove of mature trees adjacent to Stevenson Lane - or to tear down a lovely old house on the property, which has been a community landmark for decades. True, there is a zoning sign partially concealed by bushes and not adjacent to existing well displayed church signs.

But, my comments here concern the immediate plans for a zoning variance to construct and illuminate a sign. The church is located in a quiet residential area. Certainly, there is the need for an attractive sign announcing the church. However, I see absolutely no need for the sign to exceed by twice the zoning limitations. There also is no need to illuminate such a sign - after all, most neighborhood streets have no street lights. To allow the church to build a large lighted sign will harm the character of the neighborhood. I strongly ask that you oppose this zoning request as unnecessary and contrary to the climate and character of the neighborhood.

Thank you for your consideration.

Sincerely,

M. Gail Milne
M. Gail Milne



Petitioner

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Larry Jenkins

3 Timberry St 21093

John Roberts

1204 St. Andrews Way 21239

KEVIN L. MEISER

3722 COLLEGE AVE, ELLICOTT CITY 21043





PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

JEFF WIBLE

ADDRESS

400 OLD TRAIL RD 21212



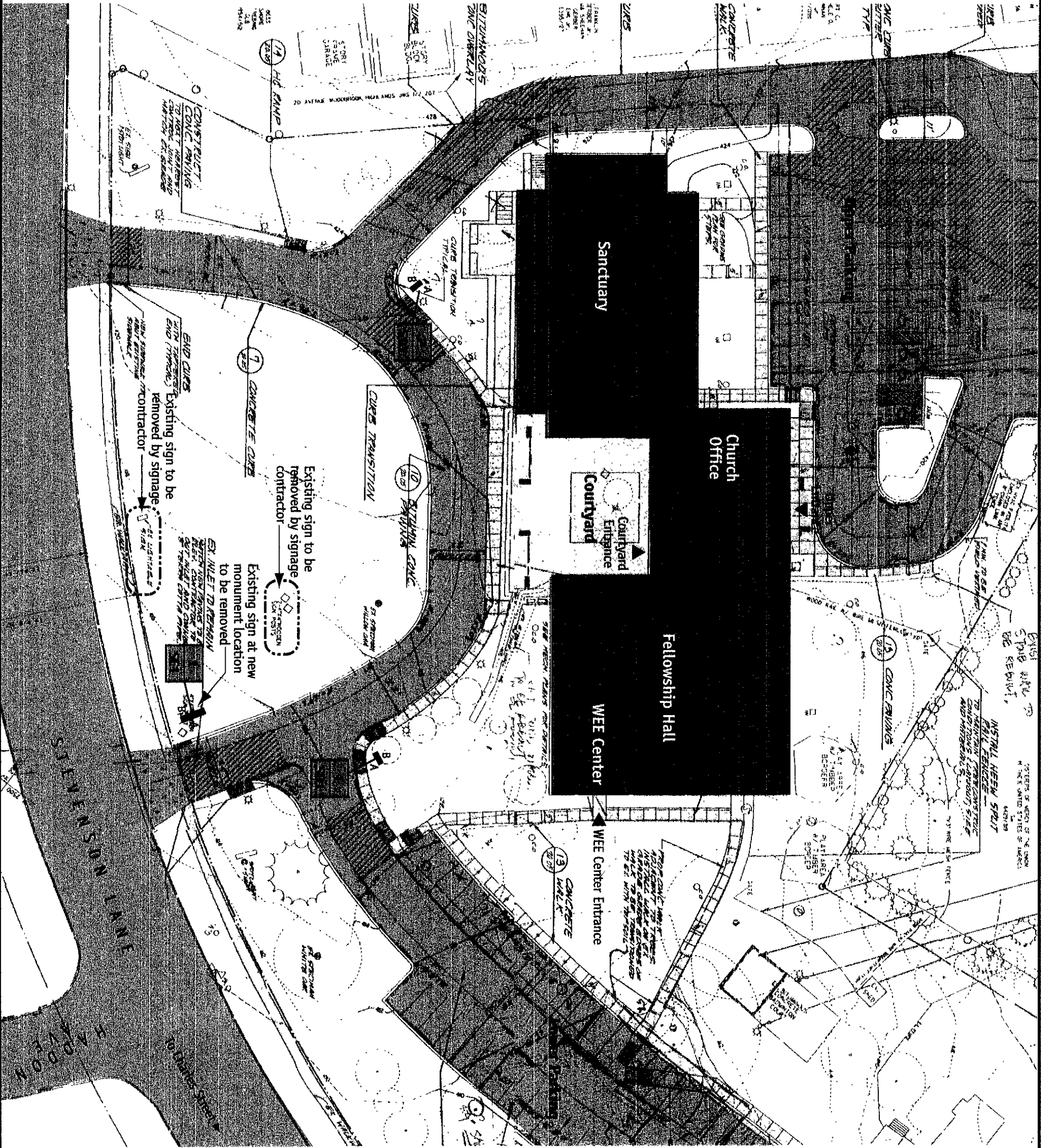
Project Location

Woodbrook Baptist Church
25 Stevenson Lane
Baltimore, MD 21212
Contact: John E. Roberts, Pastor
410 377-2350



SITE SIGNAGE
LOCATION PLAN

01
Scale: 1" = 40'



K Works
Design Services
3722 College Avenue
Ellicott City, MD 21043
Phone 410 750 2074
Fax 410 750 1132
kworksmd@aol.com

WOODBROOK
BAPTIST CHURCH
GRAPHICS & SIGNAGE PROGRAM

GRAPHICS
BID DWGS.

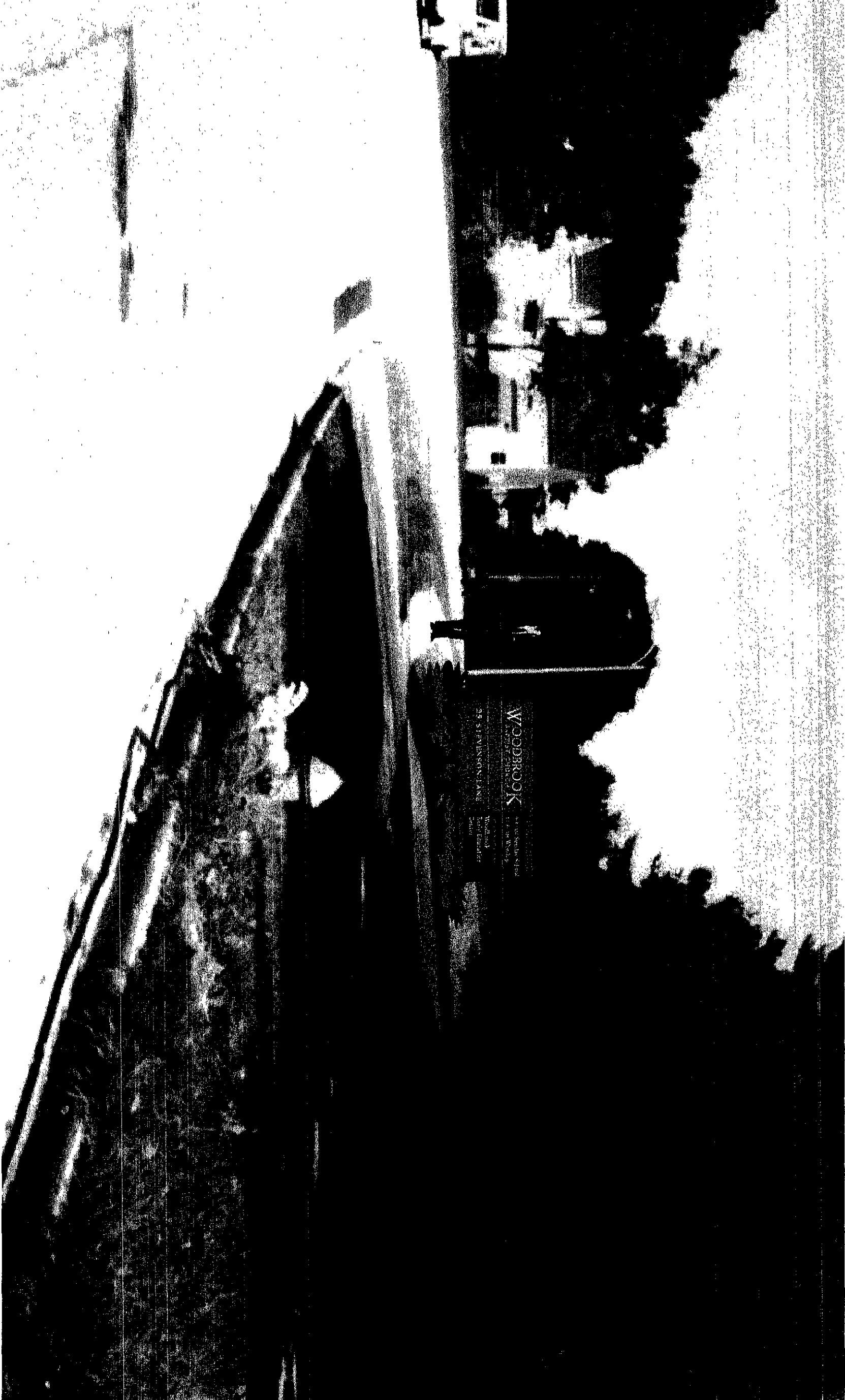
DATE

29 June 1998

Site Signage
Location Plan

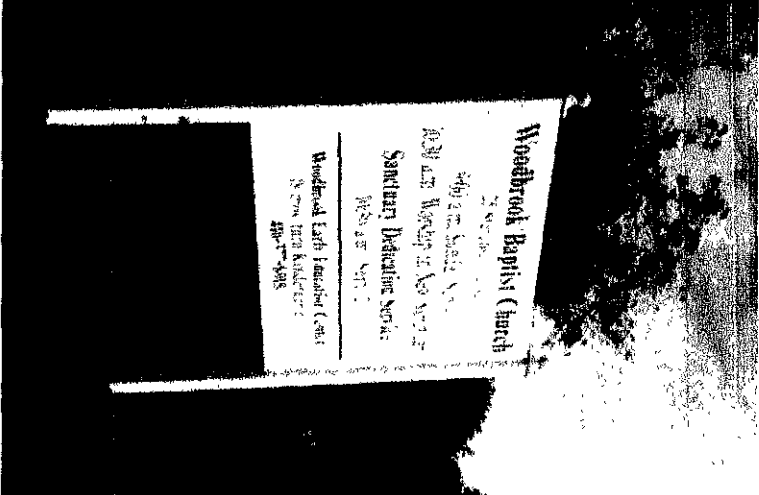
Drawing No.
G.03

Entrance Sign in Context

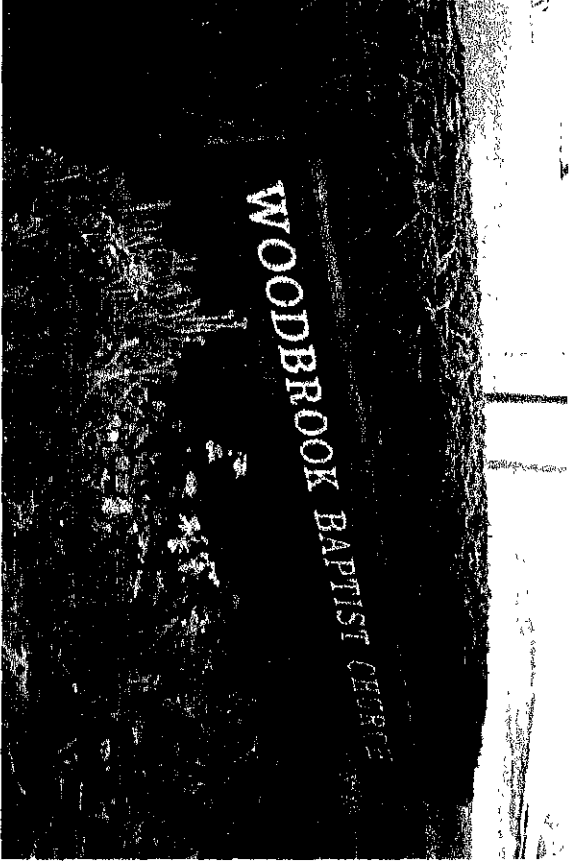


Per Fig #2

Existing Conditions



New identity sign will potentially replace all of these existing signs.



Original signs have historic value and could be located elsewhere on the property.

Entrance Sign Concepts & Criteria

Identity Sign Layout Parameters

- Type is sized for legibility from a moving vehicle.
- Message placement to allow for well-scaled landscaping and future growth
- Street address should be included at legible size
- Materials compatible with exterior of building and landscaping
- Well-lit at night; good contrast for daytime
- Incorporate Woodbrook's new logo identity

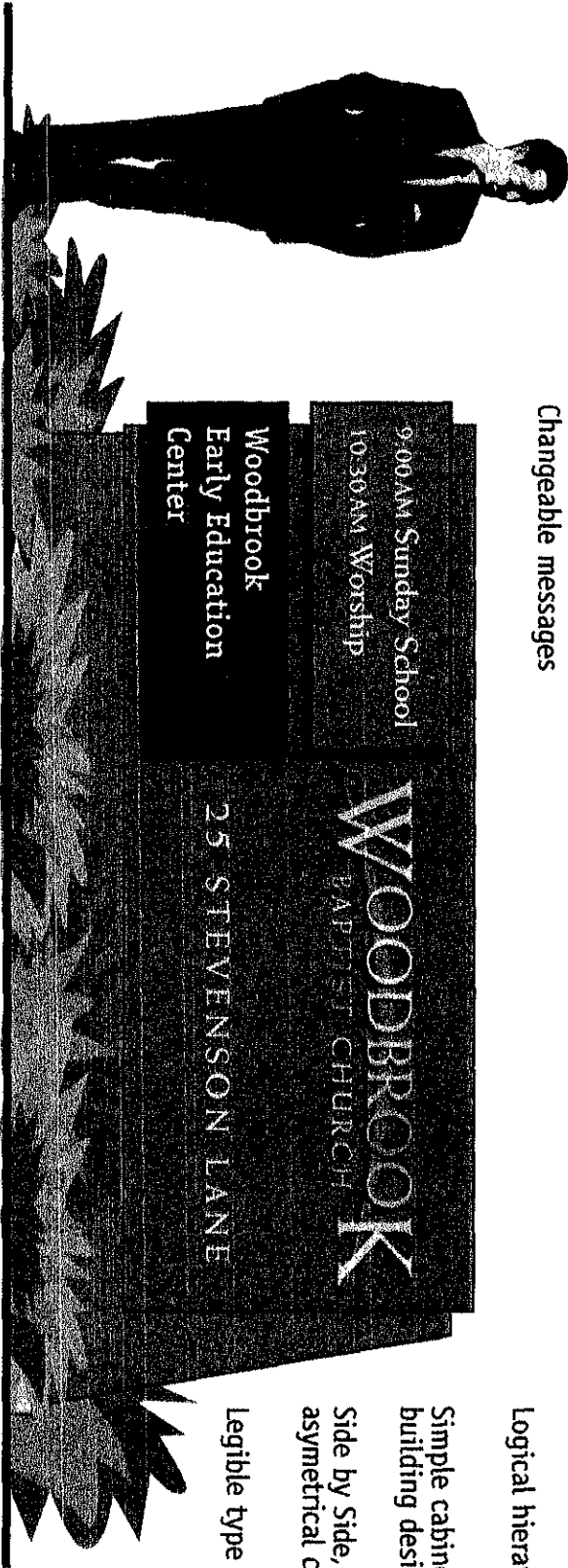
Location Parameters

- Visible from farthest distance along Stevenson Lane as possible
- Avoid placement in shadows
- Locate near turning point (drive)
- Shouldn't block view of traffic for exiting drivers
- Well-lit at night; good contrast for daytime
- Provide system for changeable messages

Location at drive nearest nursery entrance provides:

- Direct access to WEE Center
- Approach to front drop off with passengers on the right

Changeable messages



Proposed entrance monument sign design

Logical hierarchy of information

Simple cabinet shapes reflect building design

Side by Side, asymmetrical composition

Legible type sizes

Height allows for planting growth



**GRAPHICS
BID DWGS.**

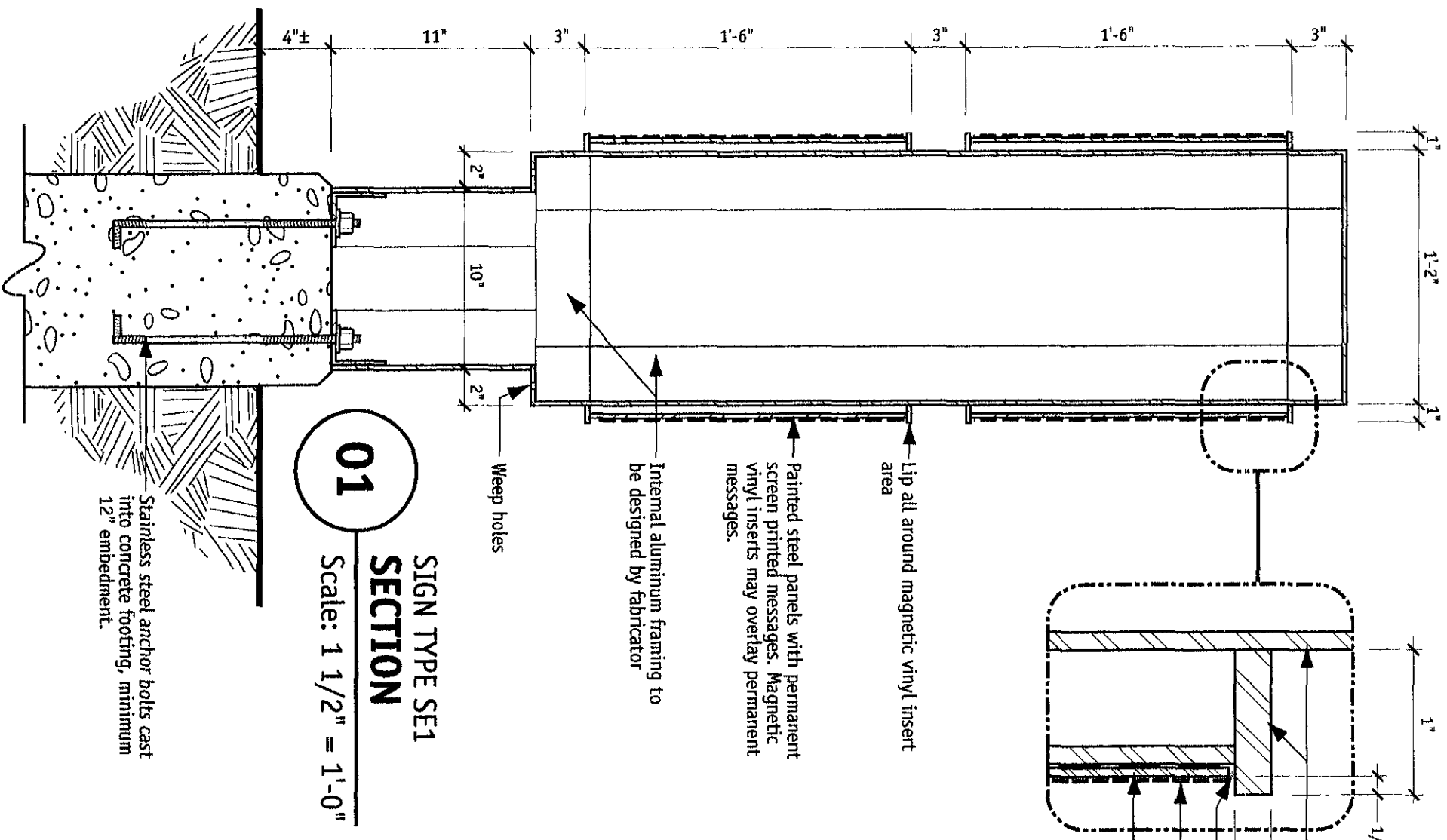
29 June 1998

SET

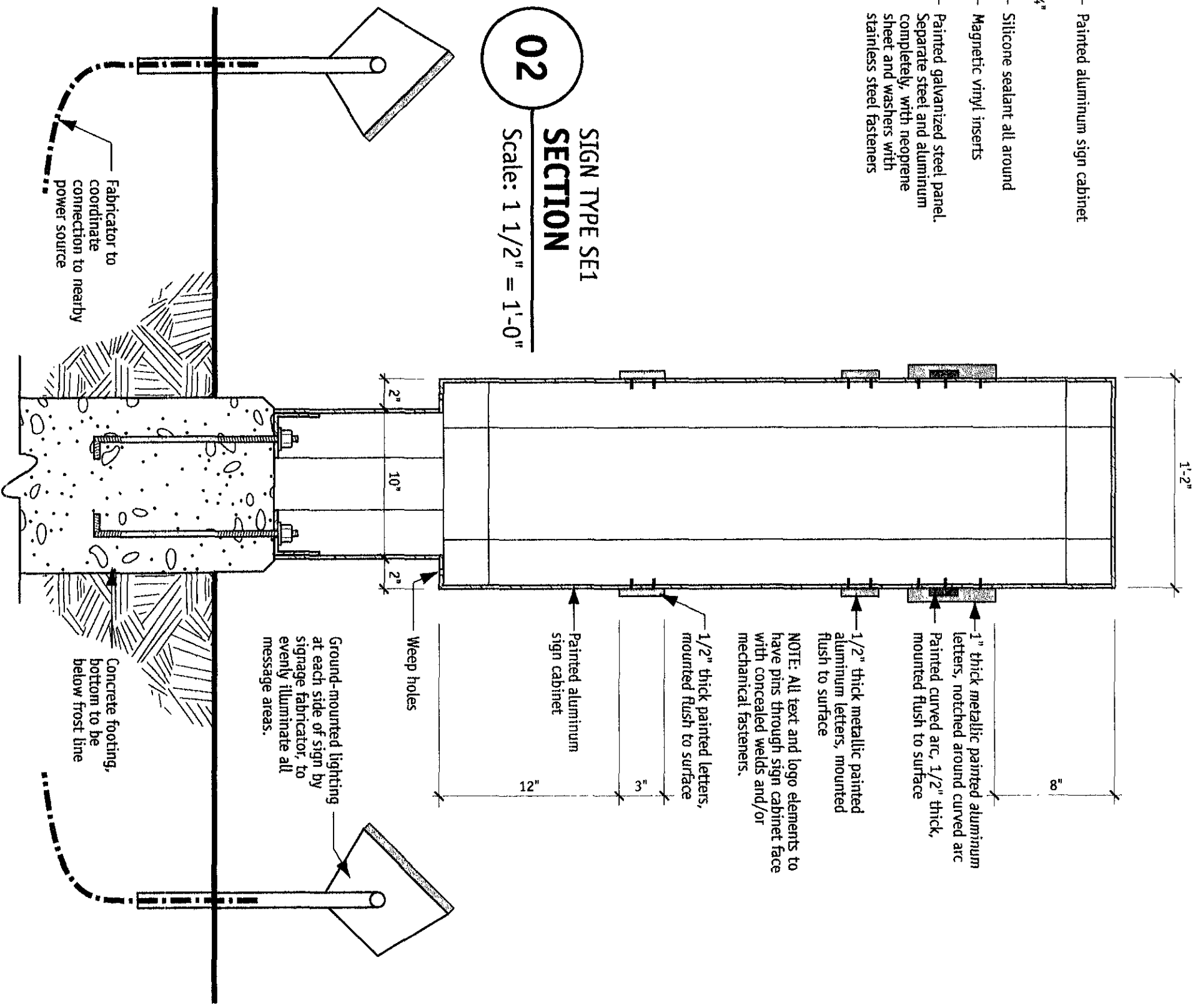
Drawing No.

The drawing illustrates a church sign with the following details:

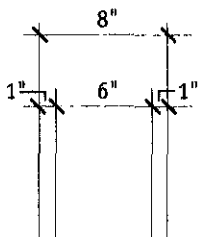
- Front Elevation:**
 - Overall dimensions: 10'-9" wide by 9'-6" high.
 - Top section: 3'-9" wide, 3" high.
 - Text area: 3'-6" wide, 3'-0" high.
 - Address: 25 STEVENSON LANE.
 - Church Name: WOODBROOK BAPTIST CHURCH.
 - Services: 9:00 AM Sunday School, 10:30 AM Worship.
 - Materials: 1" thick metallic painted aluminum letters, notched around curved arc; 1/2" thick metallic painted aluminum sign cabinet; 1/2" thick painted letters, 3" tall.
 - Mounting: Painted curved arc, 1/2" thick, mounted flush to surface.
 - Base: Cast-in-place concrete footing.
- Side Elevation:**
 - Overall width: 14", height: 10".
 - Material: Painted steel panels with permanent screen printed messages.
- Top Elevation:**
 - Overall width: 16", height: 14".
 - Material: Painted steel panels with permanent screen printed messages.
- Notes:**
 - Fabricator to provide 10 magnetic vinyl inserts (messages and layouts to be determined by Owner).
 - Ground-mounted lighting fixtures on either side of sign. Fixtures and installation to be by sign fabricator.
 - Fabricator to coordinate connection to nearby power source.



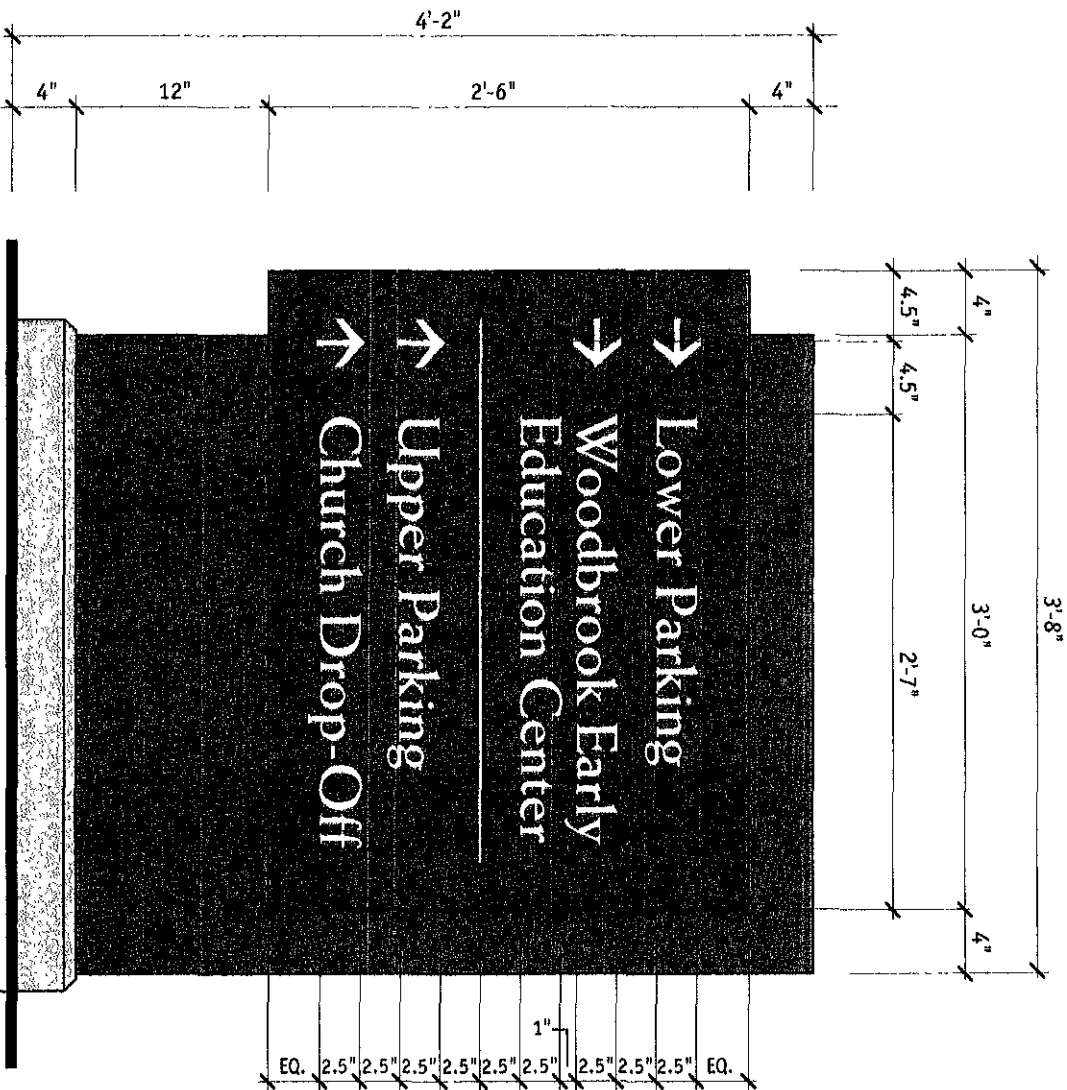
01
SIGN TYPE SE1
SECTION
 Scale: 1 1/2" = 1'-0"



02
SIGN TYPE SE1
SECTION
 Scale: 1 1/2" = 1'-0"



PLAN



ELEVATION • SIDE A

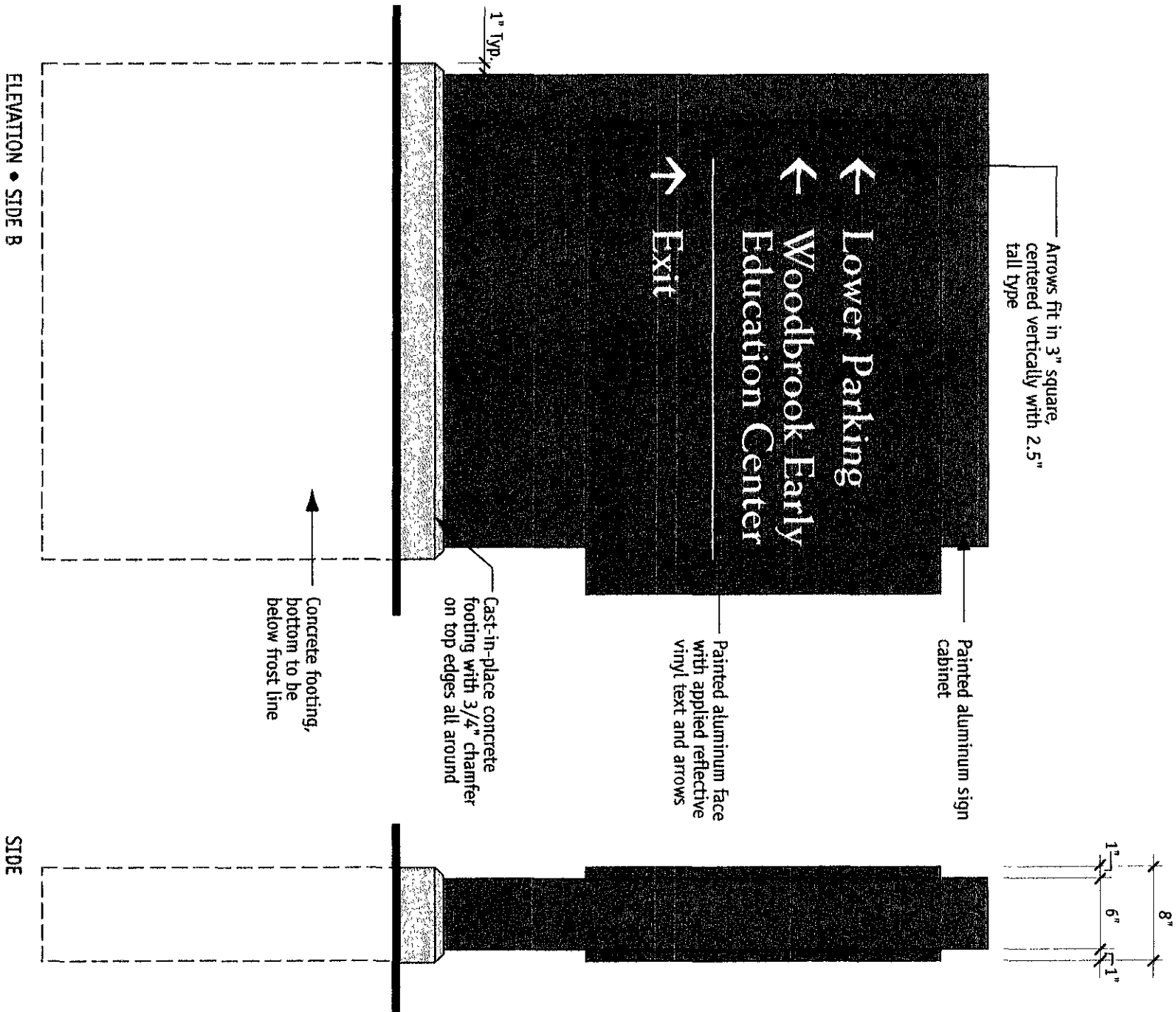
Typeface:
Weiss Bold, 2.5" Cap Height

1	QUANTITY: 1 with this layout.
SD1	2 total - See drawing G.07 for additional message layouts.

01

SIGN TYPE SD1
SITE DIRECTIONAL SIGN

Scale: 1" = 1'-0"



K Works
Design Services
3722 College Avenue
Ellicott City, MD 21043
Phone 410 750 2074
Fax 410 750 1132
kworksmail@aol.com

WOODBROOK
BAPTIST CHURCH
GRAPHICS & SIGNAGE PROGRAM

GRAPHICS
BID DWGS.

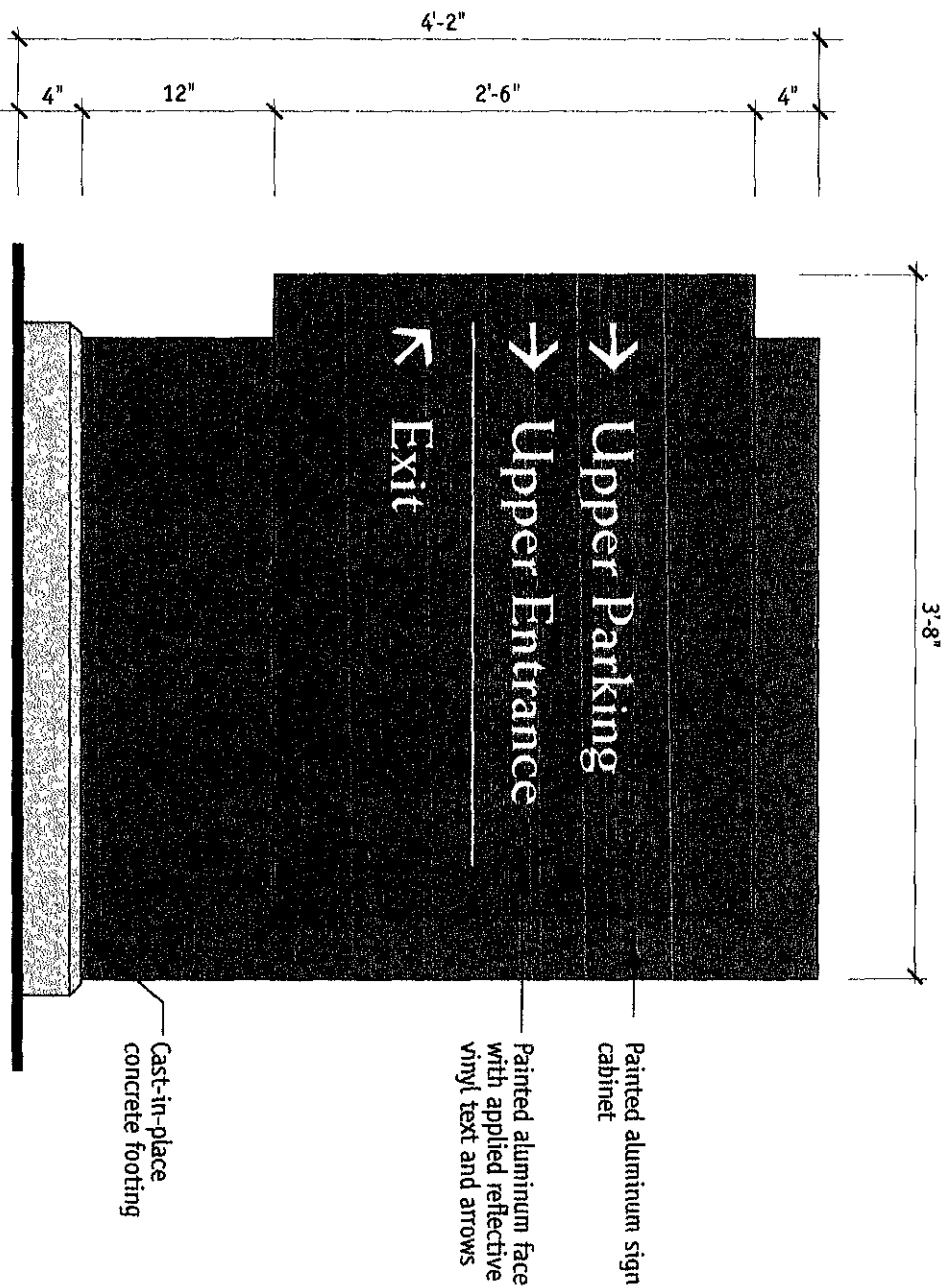
DATE

29 June 1998

Sign Type
SD1

Site Directional
Sign

Drawing No.
G.06



Painted aluminum sign cabinet

Painted aluminum face with applied reflective vinyl text and arrows

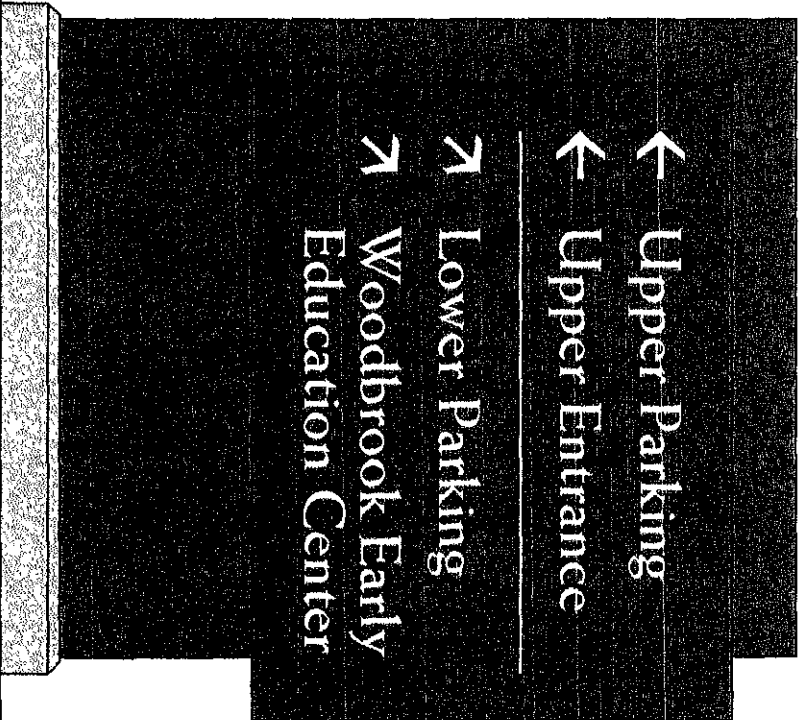
Cast-in-place concrete footing

ELEVATION • SIDE A

QUANTITY: 1

2
SD1

SIGN TYPE SD1
01
MESSAGE LAYOUTS
Scale: 1"= 1'-0"



ELEVATION • SIDE B



K Works
Design Services
3722 College Avenue
Ellicott City, MD 21043
Phone 410 750 2074
Fax 410 750 1132
kworksma@aol.com

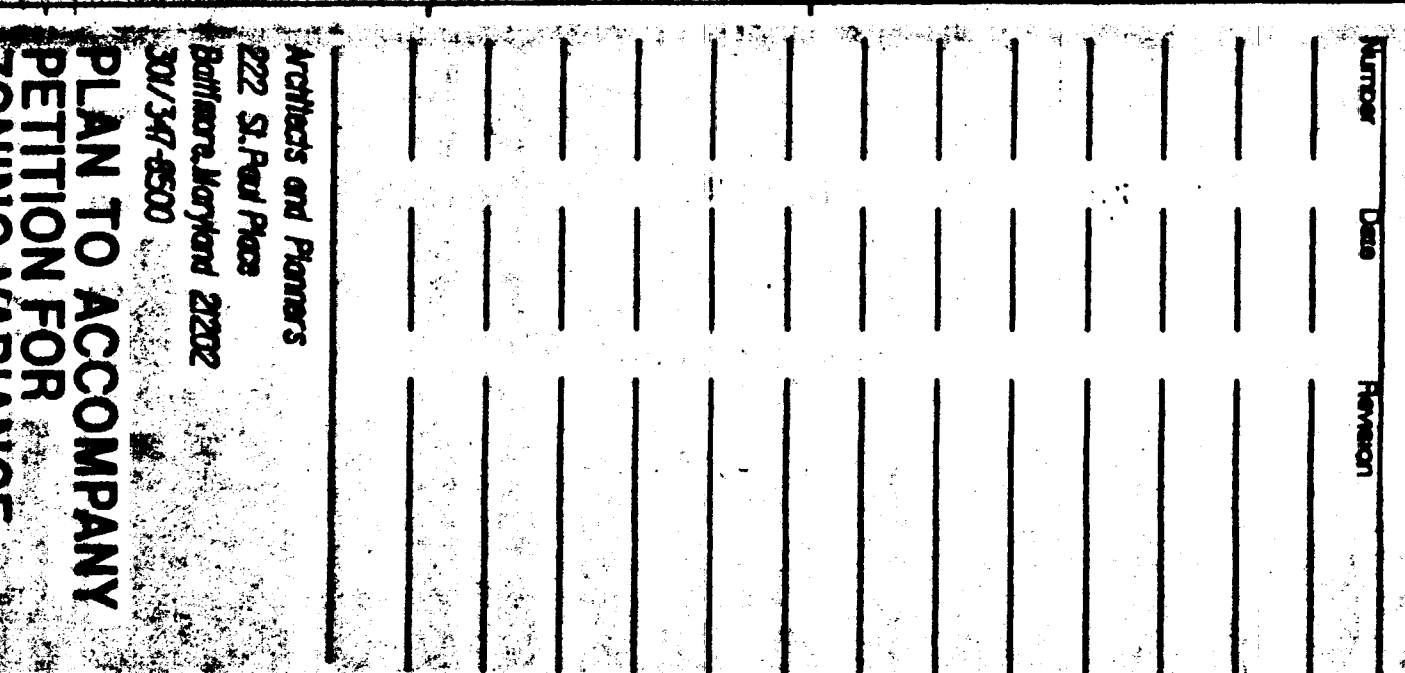
WOODBROOK
BAPTIST CHURCH
GRAPHICS & SIGNAGE PROGRAM

GRAPHICS
BID DWGS.

DATE
29 June 1998

Sign Type
SD1
Site Directional
Signs • Message
Layouts

Drawing No.
G.07



LIGHTING CONSULTANT
THE LIGHTING PRACTICE
227 West 17th Street, Suite 101
Philadelphia, Pennsylvania 19103
(215) 341-6515

